

JAMES H. CRAMER, a witness produced on the part of the petitioner, being first duly sworn, deposes and says:

By Mr. Rosenstock:

Q Will you state your full name and occupation?

A James H. Cramer; real estate.

Q How long have you been engaged in the real estate business?

A About twenty years.

Q Mr. Cramer, are you familiar with the property designated as No. 31 East Second Street? A, I am.

Q Will you state to his Honor your relations with that property at various times as agent for Miss Murphy and to obtain a purchaser for Mr. Galvin, the Committee?

A The lot is improved with a 3-story brick dwelling with four apartments, and I tried on a number of occasions to find a purchaser for it. I had an offer that I made to you, \$5750, which was not acceptable. That is about the part I have had.

Q Will you detail to his Honor the attempts you made to rent to various persons?

A When Miss Marie Murphy was there she asked me on a number of occasions to find her some tenants and help her out, which I endeavored to do. The condition of the apartment was such you couldn't get a very desirable tenant in there. The class of people you can get in there it is hard to get rent out of them, and I think though while she was there there were two of them she had rented at \$20 apiece if I remember correctly. She had to furnish the coal and heat it and furnish hot water for the tenants. She occupied the first floor. That is about all.

Q What would you say as to the sale of this property at the sum of \$6,000 as being advantageous to Miss Murphy as life tenant and to the remaindermen?

A In my opinion \$6,000 would be a fair market value at this time for that property.

Q Is there anything else you would like to state as to the condition of the property and your observation?